

# Proposed Marshall Historic and Corridor District

--- *Not your typical historic district!*---

3-16-16

## Concept

Preserve some of Marshall's historic buildings and assure that new buildings maintain Marshall's existing character

Incentivize the preservation of historic Marshall by allowing more development on historic properties than what is allowed under existing zoning

Promote Cultural Tourism/Economic Development

## Why is this being proposed?

**Community Vision.** During the Marshall planning processes over the last five years, citizens and residents expressed desire to retain and reuse Marshall's historic buildings.

**Economic benefits.** Promotes heritage tourism. Heritage tourists are attracted to places where history is authentically represented. Marshall's historic buildings, its residents, and its businesses together make it a unique place on the map.

*78% of U.S. travelers visit historic sites; on the average these types of tourists spend 30% more than other travelers.*

*2010: 7.4 Million jobs (204,000 VA); \$118 billion in federal, state, and local tax revenue (\$1.3 Billion state and local revenue)*

Source: National Historic Trust Fact Sheet 2011

### Virginia's Historic Towns:

- Culpeper
- Warrenton
- Sperryville
- Little Washington
- Leesburg
- Middleburg
- New Market
- Staunton
- Lexington
- Lynchburg
- Williamsburg
- Winchester
- Charlottesville
- Scottsville
- Orange
- Manassas
- Fairfax

## How will it work?

**Local review board comprised of Marshall's citizens, property owners and business owners**

**NO review** of interior work

**NO review** of replacement windows, siding or paint colors

**NO review** of maintenance and repair

**Review of:**

Additions to historic buildings visible from the street

Major exterior alterations of historic buildings.

Demolition of historic buildings

New construction.

**Incentives:**

Reduction in zoning regulations for setbacks, minimum lot and street frontage, etc., increasing development flexibility.

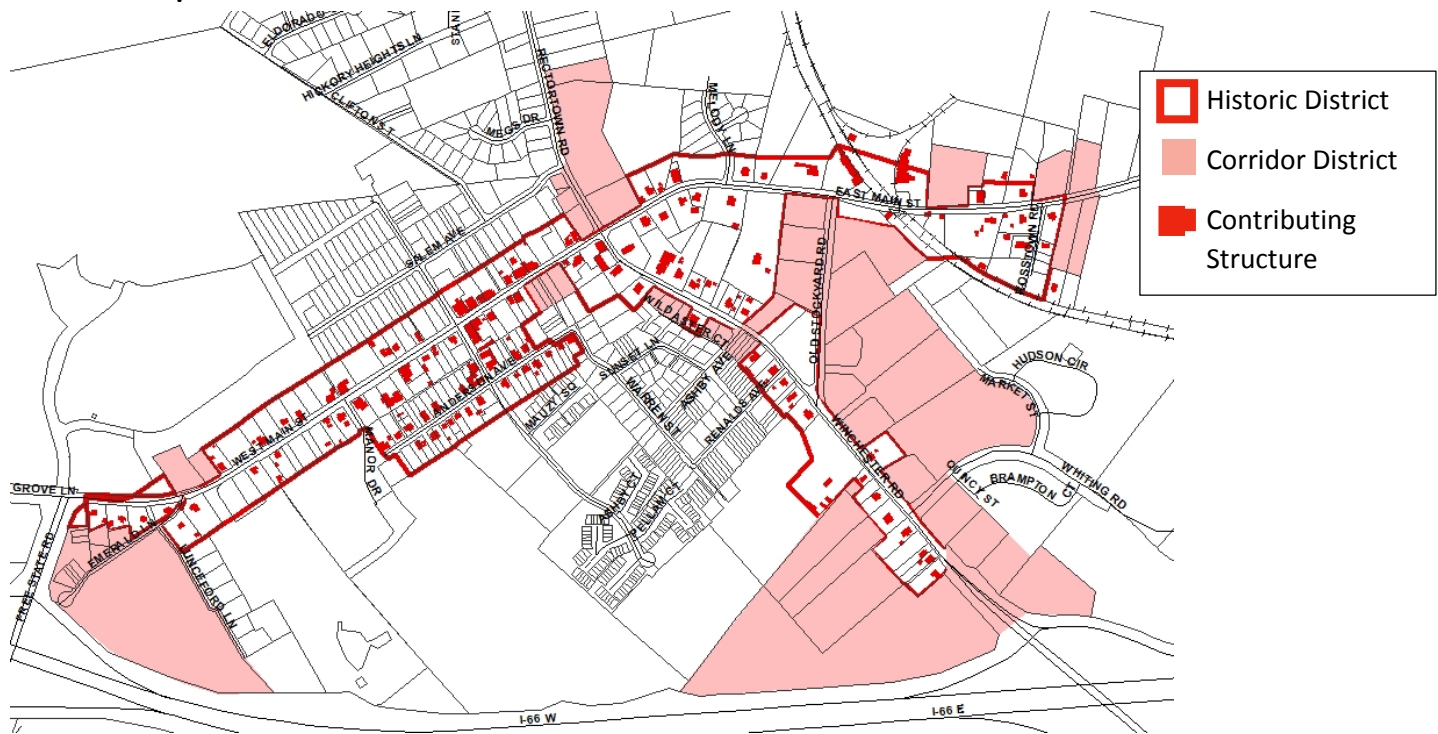
Elimination of parking requirement for uses in retained historic buildings.

More uses allowed, more uses allowed by-right.

Ability to do accessory dwelling units on all residential properties.

*Exploring possible reduction in county application fees & a partial property tax freeze for increases in property taxes for rehabilitated historic properties.*

# Proposed Marshall Historic and Corridor District Boundaries

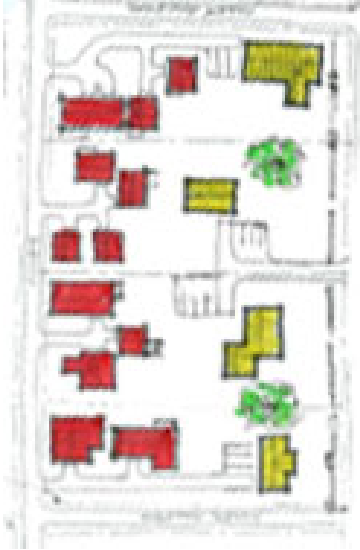


## Infill Concepts

Main Street



Winchester Street



Anderson Avenue

